

## **SEARCH AND TITLE REPORT**

Search Report of property bearing A) Survey No73/1(P)total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring 00 H 72.5 R, B) Survey No.73/2A(P) area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring 00 H 24 R, assessed at Rs. 0.69 Paise., C) Survey No.73/2K(P) area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring 00 H 24 R, assessed at Rs. 0.69 Paise., D) Survey No74/1A(P) area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring 00 H 16.50 R, assessed at Rs. 0.29 Paise., E) Survey No74/2(P)area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of area 00 H 62 R all properties situated at village Tathawade, Tal. Mulshi, Dist. Pune.

**DEVELOPER – Ms. Divya Associates = Austin Code**



CHALLAN  
MTR Form Number-6



GRN	MH016801757202324E	BARCODE			Date	06/03/2024-10:12:01		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Mahesh Mane	
Location				PUNE		Flat/Block No.		S No. 73 P and 74 P	
Year				2023-2024 One Time		Premises/Building		Tathawade	
Account Head Details				Amount In Rs.		Road/Street		Pune	
0030072201 SEARCH FEE				1500.00		Area/Locality		Pune	
						Town/City/District			
						PIN		4 1 1 0 3 3	
						Remarks (If Any)		Search Fees of S No. 73 P and 74 P Tathawade Pune for 1994 to 2024 of 30 years	
						Amount In		One Thousand Five Hundred Rupees Only	
Total				1,500.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572024030652169 IK0CQZGKG2	
Cheque/DD No.				Bank Date		RBI Date		06/03/2024-10:24:13 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

9011560297

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

**MAHESH S. MANE**  
Advocate

403, Austin Oaks, Near Kundan Estate,  
C.T.S.No.959, Kate Wasti, Pimple Saudagar,  
Pune-411 027. ♦ Mob. : 9011560297

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## SEARCH REPORT/TITLE CERTIFICATE

To,  
**DIVYA ASSOCIATES**  
Through its partner  
**Mr. Raju Tatyaba Bhise**  
Having Office at – Pimple Saudagar Pune 411027

**SUB: Search Report of property bearing A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring 00 H 72.5 R, **B) Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring 00 H 24 R, assessed at Rs. 0.69 Paise., **C) Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring 00 H 24 R, assessed at Rs. 0.69 Paise., **D) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring 00 H 16.50 R, assessed at Rs. 0.29 Paise., **E) Survey No. 74/2** area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of area 00 H 62 R all properties situated at situated at village **Tathawade**, Tal. Mulshi, Dist. Pune.

Sir,

With reference to the subject mentioned above, I have to inform you that as per your request and oral information instruction for giving Search Report in respect of property mentioned below. The details of which are below:

**1) Details of the property:**

All that piece and parcel of land situated at Village **Tathawade**, Tal. - Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing

**A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring 00 H 72.5 R, which is bounded as under:



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On or towards East - By S. No. 73/2K, property of Divya Associates  
On or towards South - By Property of Vijay Navale  
On or towards West - By 24 Mtrs. Road  
On or towards North - By S. No. 70 Property of Terade

**B) Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., which is bounded as under:

On or towards East - Property of Mr. Sonawane  
On or towards South - Property of Bhiku Narayan Navale and others  
On or towards West - Property of Kisan Vithoba Navale and others  
On or towards North - Remaining Property

**C) Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., which is bounded as under:

On or towards East - Property of S No. 63 Shatrughna Sonawane  
On or towards South - Property out of S. No. 73  
On or towards West - Property of S No. 73 Kisan Vithoba Navale  
On or towards North - Property out of S. No. 73

**D) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring **00 H 16.50 R**, assessed at Rs. 0.29 Paise., which is bounded as under:

On or towards East - Property of Bhiku Narayan Navale and others  
On or towards South - S. No. 74/1K  
On or towards West - 24 Mtrs. wide D P Road  
On or towards North - Property of Bhiku Narayan Navale and others

**E) Survey No. 74/2** area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of **area 00 H 62 R** which is bounded as under:

On or towards East - S. No. 63  
On or towards South - Remaining property of Mhetre out same S. No.  
On or towards West - 24 Mtrs. D. P. Road  
On or towards North - Property of Vijay Navale





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**2) I have perused the following Document:**

- a) 7/12 Extract & Mutation Entry
- b) Copy of Development Agreement & Power of Attorney Dt.13/09/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 18408/2023 and 18409/2023 respectively which is registered on dated 13/09/2023.
- c) Copy of Sale Deed which is duly registered in the Office of Sub Registrar Haveli No. 26 at Sr. No. 5426/2021 respectively on dated 22/03/2021.
- d) Copy of Sale Deed which is duly registered in the Office of Sub Registrar Haveli No. 5 at Sr. No. 8601/2022 respectively on dated 31/03/2022.
- e) Copy of Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 9286/2020 and 9287/2020 on 21/09/2020.
- f) Copy of Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 16404/2021 and 16405/2021 on 20/12/2021

**3) Incident of properites**

**Survey No. 73/1** out of area admeasuring **00 H 72.5 R,**

That the property bearing Survey No. 73/1 was owned by Narayan Genu Navale and Vithu Krushna Navale.

Thereafter owner namely Vithu Krushna Navale was died and the names of his heirs namely (1) Kisan, (2) Govind, (3) Sudam, (4) Vidura and Daughter - (5) Gaubai Bhikoba Tambe and Parvati



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Yashawant Kalbhor entered on 7/12 extract vide mutation entry no. 1146.

Thereafter owner namely Narayan Genuji Navale was died and the names of his heirs namely (1) Bhiku, (2) Pandurang and (3) Janabai Ramchandra Kalbhor entered on 7/12 extract vide mutation entry no. 2323.

Thereafter owner namely Sudam Vithoba Navale was died and the names of his heirs namely (1) Nivrutti, (2) Jalindhar, (3) Sindhu Raut, (4) Ratnamala Ghule, (5) Pushpa Kand (6) Jayantimala Kate (7) (8) Jayashri Landage (9) Indubai Navale entered on 7/12 extract vide mutation entry no. 2326.

Thereafter owners namely Sindhu Dattatray Raut, Ratnamala Eknath Ghule, Pushpa Vasantrao Kand, Jayantimal Ashok Kate, Jayashri Suresh Landage, Indumati Sudam Navale relinquished thier rights in said property and accordingly executed Release Deed vide no. 6016/2008 dated 16/09/2008 and accordingly names of said heirs deleted from 7/12 extract vide mutation entry no. 4656.

Thereafter owner namely Parvatibai Yashwant Kalbhor was died and the names of her heirs namely (1) Ramchandra, (2) Laxman (3) Balasaheb (4) Popat (5) Kailas (6) Kalavati (7) Yashawant entered on 7/12 extract vide mutation entry no. 5698.

Thereafter owners namely Vimal Dattatray Navale and others have executed Development Agreement and Power of Attorney in respect of area 00 H 72.5 R land out of Survey No. 73/1 in favour of **M/s. Divya Associates, through its Partners Raju Tatyaba Bhise**. The said Development Agreement & Power of Attorney Dt.13/09/2023 registered before Sub Registrar Haveli No. 14 vide registration no.



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18408/2023 and 18409/2023 respectively which is registered on dated 13/09/2023.

**Survey No. 73/2A** area admeasuring **00 H 24 R**,

That the property bearing Survey No. 73/2A was owned by Tukaram Bapu Navale.

Thereafter owner namely Tukaram Bapu Navale was died and the names of his heirs namely Shankar Tukaram Navale entered on 7/12 extract vide mutation entry no. 969.

Thereafter owner namely Shankar Tukaram Navale was died and the names of his heirs namely (1) Vasant, (2) Subhash, (3) Laxman, (4) Lilabai (5) Kantabai entered on 7/12 extract vide mutation entry no. 2531.

Thereafter owner namely Vasant Shankar Navale was died and the names of his heirs namely (1) Bhimabai, (2) Vijay, (3) Kavita, (4) Sandip entered on 7/12 extract vide mutation entry no. 6870.

Thereafter owners namely Bhimabai Vasant Navale and others sold area admeasuring **00 H 24 R** land out of **Survey No. 73/2A** in favour of **M/s. Divya Associates** and executed registered Sale Deed which is duly registered in the Office of Sub Registrar Haveli No. 26 at Sr. No. 5426/2021 respectively on dated 22/03/2021 and the name of M/s. Divya Associates entered on 7/12 extract as per mutation entry no. 7246.

**Survey No. 73/2K** area admeasuring **00 H 24 R**,

That the property bearing Survey No. 73/2K was owned by (1) Umakant, (2) Kondiba (3) Pandurang, (4) Khandu (5) Pandit (6) Dinkar and (7) Sundarabai, who acquired said property as partition and accordingly their names have been entered on 7/12 extract and names

(5)





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of Kalavati Ravade and Fulavati Fuge kept on other rights column vide mutation entry no. 1679.

Thereafter owner namely Sundarabai Balavant Navale was died and accordingly her name was deleted from 7/12 extract vide mutation entry no. 4325.

Thereafter owners namely Kalavati Ravade and Fulavati Fuge relinquished thier rights in said property and accordingly executed Release Deed vide no. 85/2011 dated 04/01/2011 and accordingly names of said heirs deleted from 7/12 extract vide mutation entry no. 5603.

Thereafter owners namely Umakant Balavant Navale and others sold area admeasuring 00 H 24 R land out of Survey No. 73/2K in favour of M/s. Divya Associates and executed registered Sale Deed which is duly registered in the Office of Sub Registrar Haveli No. 5 at Sr. No. 8601/2022 respectively on dated 31/03/2022 and the name of M/s. Divya Associates entered on 7/12 extract as per mutation entry no. 7512.

**Survey No. 74/1A** area admeasuring 00 H 16.50 R,

That the property bearing Survey No. 74/1A was owned by Tukaram Bapu Navale.

Thereafter owner namely Tukaram Bapu Navale was died and the names of his heirs namely Shankar Tukaram Navale entered on 7/12 extract vide mutation entry no. 969.

Thereafter owner namely Shankar Tukaram Navale was died and the names of his heirs namely (1) Vasant, (2) Subhash, (3) Laxman, (4) Lilabai (5) Kantabai entered on 7/12 extract vide mutation entry no. 2531.





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Thereafter owner namely Vasant Shankar Navale was died and the names of his heirs namely (1) Bhimabai, (2) Vijay, (3) Kavita, (4) Sandip entered on 7/12 extract vide mutation entry no. 6870.

Thereafter owners namely Bhimabai Vasant Navale and others have executed Development Agreement and Power of Attorney in respect of area **00 H 16.5 R** land out of **Survey No. 74/1A** in favour of **M/s. Divya Associates, through its Partners Raju Tatyaba Bhise**. The said Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 9286/2020 and 9287/2020 on 21/09/2020.

**Survey No. 74/2** out of area admeasuring **00 H 62 R**

That the property bearing Survey No. 73/2 was owned by Narayan Genu Navale and Vithu Krushna Navale.

Thereafter owner namely Vithu Krushna Navale was died and the names of his heirs namely (1) Kisan, (2) Govind, (3) Sudam, (4) Vidura and Daughter - (5) Gaubai Bhikoba Tambe and Parvati Yashawant Kalbhor entered on 7/12 extract vide mutation entry no. 1146.

Thereafter owner namely Narayan Genuji Navale was died and the names of his heirs namely (1) Bhiku, (2) Pandurang and (3) Janabai Ramchandra Kalbhor entered on 7/12 extract vide mutation entry no. 2323.

Thereafter owner namely Sudam Vithoba Navale was died and the names of his heirs namely (1) Nivrutti, (2) Jalindhar, (3) Sindhu Raut, (4) Ratnamala Ghule, (5) Pushpa Kand (6) Jayantimala Kate (7) (8) Jayashri Landage (9) Indubai Navale entered on 7/12 extract vide mutation entry no. 2326.



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Thereafter owners namely Sindhu Dattatray Raut, Ratnamala Eknath Ghule, Pushpa Vasantao Kand, Jayantimal Ashok Kate, Jayashri Suresh Landage, Indumati Sudam Navale relinquished thier rights in said property and accordingly executed Release Deed vide no. 6016/2008 dated 16/09/2008 and accordingly names of said heirs deleted from 7/12 extract vide mutation entry no. 4656.

Thereafter owner namely Parvatibai Yashwant Kalbhor was died and the names of her heirs namely (1) Ramchandra, (2) Laxman (3) Balasaheb (4) Popat (5) Kailas (6) Kalavati (7) Yashawant entered on 7/12 extract vide mutation entry no. 5698.

Thereafter owners namely Vimal Dattatray Navale and others have executed Development Agreement and Power of Attorney in respect of area 00 H 62 R land out of **Survey No. 74/2** in favour of **M/s. Divya Associates, through its Partners Raju Tatyaba Bhise**. The said Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 16404/2021 and 16405/2021 on 20/12/2021.

And the **M/s. Divya Associates, through its Partners Raju Tatyaba Bhise** is absolutely entitled to implement ownership Flats Scheme as a Developer & Promoter as per respective Development Agreements on the above captioned land more particularly described in Para No. 1 having **A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring **00 H 72.5 R**, **B) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring **00 H 16.50 R**, assessed at Rs. 0.29 Paise., **C) Survey No. 74/2** area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of **area 00 H 62 R** situated at village **Tathawade**, Tal. Mulshi, Dist. Pune and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.



# MAHESH S. MANE

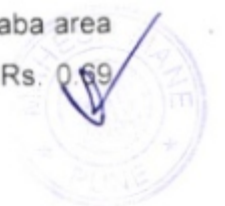
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And the **M/s. Divya Buildcon, through its Partners Raju Tatyaba Bhise** is absolutely entitled to implement ownership Flats Scheme as a Owner / Developer / Promoter as per registered Sale Deeds on the above captioned land more particularly described in Para No. 1 having **Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., and **Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., situated at village **Tathawade**, Tal. Mulshi, Dist. Pune and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

In the circumstances the said **M/s. Divya Associates, through its Partners Raju Tatyaba Bhise** is absolutely entitled to implement ownership Flats Scheme as a Owner / Developer / Promoter on the above captioned land more particularly described in Para No. 1 having **A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring **00 H 72.5 R**, **B) Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., **C) Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., **D) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring **00 H 16.50 R**, assessed at Rs. 0.29 Paise., **E) Survey No. 74/2** area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring **00 H 78 R**, assessed at Rs. 3.56 Paise., out of **area 00 H 62 R** situated at village **Tathawade**, Tal. Mulshi, Dist. Pune and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

- 4) I also caused search in the office of Sub-Registrar Haveli in respect of **A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring **00 H 72.5 R**, **B) Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., **C) Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69





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Paise., **D) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring **00 H 16.50 R**, assessed at Rs. 0.29 Paise., **E) Survey No. 74/2** area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of **area 00 H 62 R** situated at village **Tathawade**, Tal. Mulshi, Dist. Pune vide GRN No. MH016801757202324E dated 06/03/2024 from 1994 to 2024. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

I have published Notice in the usual form published in the Daily Punya Nagari which appeared on dated 18/06/2022 and 30/06/2023 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

**Opinion :-** Therefore on the basis of the relevant document & revenue record made available & information given to me, I am of the opinion that:-

- i) **A) Survey No. 73/1** total area admeasuring 1 H 00 R assessed at Rs. 2.00 Paise., out of area admeasuring **00 H 72.5 R**, is absolutely owned by **Dattatray Kisan Navale, Muralidhar Kisan Navale, Balasaheb Kisan Navale, Govind Vithoba Navale, Vidura Vithoba Navale, Jalindar Sudam Navale, Nivrutti Sudam Navale, Pandurang Narayan Navale Bhiku Narayn Navale** and their respective legal heirs **B) Survey No. 73/2A** area admeasuring 00 H 23 R and Potkharaba area 00 H 1 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., is absolutely owned by **M/s. Divya Associates C) Survey No. 73/2K** area admeasuring 00 H 22 R and Potkharaba area 00 H 2 R, total area admeasuring **00 H 24 R**, assessed at Rs. 0.69 Paise., is absolutely owned by **M/s. Divya Associates D) Survey No. 74/1A** area admeasuring 00 H 16 R and Potkharaba area 00 H 00.50 R, total area admeasuring **00 H 16.50 R**, assessed at Rs. 0.29 Paise., is absolutely owned by **Laxman**



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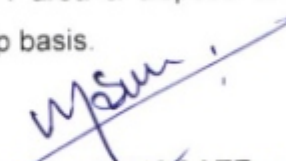
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Shankar Navale, Kantabai Sopan Taras, Subhash Shankar Navale, Lilabai Dattatray Saste, Bhimabai Vasant Navale, Vijay Vasant Navale, Kavita Anil Kenjale, Sandip Vasant Navale and their respective legal heirs E) Survey No. 74/2 area admeasuring 00 H 74 R and Potkharaba area 00 H 04 R, total area admeasuring 00 H 78 R, assessed at Rs. 3.56 Paise., out of area 00 H 62 R Dattatray Kisan Navale, Muralidhar Kisan Navale, Balasaheb Kisan Navale, Govind Vithoba Navale, Vidura Vithoba Navale, Jalindar Sudam Navale, Nivrutti Sudam Navale, Pandurang Narayan Navale Bhiku Narayn Navale and their respective legal heirs which properties situated at village Tathawade, Tal. Mulshi, Dist. Pune and the same is free from encumbrances and doubt and perfectly marketable.

- ii) In pursuance of the respective Development Agreement and Power of Attorneys and Sale Deeds and being Owner and Developer of the said land, M/s. Divya Associates, through its Partners Raju Tatyaba Bhise is absolutely entitled to implement ownership Flats Scheme on the said land as per their respective share / area & dispose of the Flat/Unit to the intending buyers on ownership basis.

Pune

Date: 06/03/2024

  
ADVOCATE  
**MAHESH S. MANE**  
Advocate  
403, Austin Oaks, Near Kundan Estate,  
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